

## ARTICLE 8

### HOUSING OPPORTUNITY OVERLAY DISTRICT (HO-O)

#### Sections:

- 8-1 Intent
- 8-2 Use Regulations
- 8-3 Parking Regulations
- 8-4 Height Area and Yard Regulations
- 8-5 Sign Regulations

#### SECTION 8-1 INTENT

**8-101.** The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the Housing Opportunity Overlay District (HO-O). The intent of this district is to provide for denser single-unit detached residential development, within the R-1 or R-2 district, on smaller than normal lot sizes in areas where residential redevelopment is desirable, together with such other uses as may be necessary or are typically compatible with residential surroundings. This district is designed to encourage the construction of affordable housing.

#### SECTION 8-2 USE REGULATIONS

**8-201.** In the Housing Opportunity Overlay District no building, land or premises shall be used and no building or structure shall be hereafter erected or altered unless otherwise provided for in these zoning regulations, except for the following uses:

- a. Single family detached dwellings, on a permanent foundation. All group homes shall have an exterior appearance which is in reasonable conformance to the general neighborhood standard.
- b. Accessory uses, including automobile parking areas, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a business or industry. Accessory buildings shall not exceed four hundred (400) square feet in ground floor area.

## **SECTION 8-3 PARKING REGULATIONS**

**8-301.** Two (2) off-street parking spaces shall be provided for each dwelling unit.

## **SECTION 8-4 HEIGHT, AREA AND YARD REGULATIONS**

**8-401.** Height: Main buildings or structures shall not exceed thirty-five (35) feet and/or two and one-half (2 ½) stories in height. Detached accessory structures shall not exceed a maximum of twenty (20) feet.

**8-402.** Yards:

- a. Front Yard: The depth of the front yard shall be at least fifteen (15) feet.
- b. Side Yard: There shall be a side yard of at least five (5) feet on each side of a dwelling. All detached accessory buildings shall provided a minimum side yard of five (5) feet.
- c. Rear Yard: The depth of the rear yard shall be at least fifteen (15) feet. All detached accessory buildings shall provide a minimum rear yard of five (5) feet.

**8-403.** Lot Dimensions: The minimum width of a lot shall be fifty (50) feet on an interior lot and seventy (70) feet on a corner lot. The minimum depth of a lot shall be ninety (90) feet. Lots fronting a cul-de-sac with at least a fifty (50) foot radius shall have width at the front lot line of not less than twenty-five (25) feet.

**8-404.** Lot Area Per Household: Every single-household dwelling or residence established shall provide a minimum lot area of five thousand, eight hundred (5,800) square feet per household.

**8-405.** Size of Dwelling: Every dwelling hereafter erected, constructed, reconstructed or altered in the HO-O District shall have a minimum habitat area, excluding basements, open and screened porches and garages, of not less than nine hundred (900) square feet.

**8-406.** Maximum Building Coverage: The maximum building coverage of a lot including accessory buildings shall not exceed sixty percent (60%).

## **SECTION 8-5 SIGN REGULATIONS**

**8-501.** Sign regulations for the HO-O District shall be the same as set out in Article 27 for the underlying zoning district of the property within the HO-O District.